### Cover Sheet for:

# Site Plan 8-98001G

**Project Application** 

#### **APPLICATION**

W.W.

### Site Plan Review

·	HOT W-NCPPL	Staff Use Only		
Date Application & Fee Received	12c5 by A6	Site Plan File Numbe	r 8 <u>- </u> 4	18001 G
SPR Fee (Attach Fee Worksheet)	Al-Inc	Final FCP Number	<u> </u>	
Date Application Complete SPR Deadline	22 05 by 46	NRI/FSD Number	_	•
SER Deading		DRC Meeting Date	<del>-</del>	
Proposed Site Plan Blow - Gr		MCPB Hearing Date		۸ ا مرم دا ۸
Proposed Site Plan Name (if ame Preliminary Plan NameClarks	•	name) Clarksburg		• •
			File Number 1 -	95042
Pre-Application Submission Name,			File Number 7 -	
Project Plan Name, if applicable _			File Number 9 -	94004
If previously approved Site Plan,		<del></del>		÷ ,
	Planning Board Opinion Dat	e <u>3 / 3 / 98</u>	•	
	Status: Void			•
·	Extend	led to (date) /	./	
	Withda	awn		
	X Amend	ded by this application		
If no prior Preliminary Plan, check	one of the following: DP	reliminary Plan currently	being reviewed	
·	ا ا	ot already recorded		
If Record Plat recorded, M-NCPPC		•	631	:
	·		•	
is this a loophole property?	•	-88, concerning a timely APF	review prior to issuar	ice of a Bullding Pemit.)
Other previous or pending applicati		•	•	
If schematic Development Case No	: Plan as part of Local Map Ai Jmber G -	<del>-</del>	d / /	
If approved Development		date graffte	·	<del></del>
	umber G	date grante	d///	· · ·
If approved Project Plan (			<del></del>	— · ; ·
•	nber 9	date approve	ed//	<del></del>
If Special Exception/Varia	nce			r
	umber S or A	date adopte	·a//	<del>-</del> .
Tax Account Number 1, <u>1602033</u>	<u> 2</u>	3	4	<del></del>
Tax Map Page NumberEW		·		
Location: (complete either A or B)				
A. On		feet of		
Street Name	Distance	N. E. S. W. etc.	Stre	nel Nerre
B. <u>SE</u> quadrant, intersection	on of Clarksburg Read	and	Park Over	
(complete either C or D)	Street Name		Stre	et Nume
C. On		feet of		
Street Name		N. E. S. W. etc	Stree	l Name
D. quadrant, intersect	tion of	Name and		l Name
Planning Area Number 13	***************************************		5020	

## Site Plan Review Application

Site A	rea:	•				
	Gross area of Si	ite Plan	0.22	ac	9,736	s.f.
7	Area dedicated t	to Public Use	· <u></u>	ac.	·	<u>.                                    </u>
	Total net area of	f Site Plan		ac	·	s.f.
	Area by Zone:	Zone 1:RM	X-Z 0.22	ac	9,736	s.f.
		Zone 2:	· ·	ac.		s.f.
	•	Zone 3:		ac	··	s.f.
Incorpoi	rated Municipality	or Special Taxir	ng District, if applicable			•
		•	Historic Sites? 🔲 Y			
ls site o	n the Master Plan	for Historic Pre	servation?	es 🖸 No		
Devel	opment info	rmation:		·	·	
	Residential		No. of Units	Non-Residential		Gross Floor Area
	One-family	detached	·	Commercia	l Office	·
	One family	semi-detached		Commercia	l Retail	
	One-family	attached	· ·	Industrial		
	Townhouse	s		Other		
	Duplex			Other	·	
	Triplex		· · · · · · · · · · · · · · · · · · ·	Other		
	Multi-family		12	Other		
	Total propos	sed	·	Other	·	<u> </u>
	Included MF	PDUs	2	Other		<u> </u>
	Included TD	)Rs	· · · · · · · · · · · · · · · · · · ·	Total Propo	osed	<del></del>
	Existing dwo	elling units to	· · · · · · · · · · · · · · · · · · ·	Existing to	remain	
	, cmom	·				•
Metho	od of Develo	pment: 🛚	Standard. Cluster	MPDU TI	DR D	thed
Requ	ested Waive	rs: (if any)			vara opunidi mo	··
	59-E (Parkir	ng Ordinance)				<u> </u>
	÷	•		·		
	Other		· .			
			<del></del>			

# Site Plan Review Application

### Application Information:

Name	ezzuto Homes,	inc.	Cox	ritaci Person	Robert A	ndrews	<del> </del>	<u>.</u>
<u>_78</u>	350 Walker Dr	ive, Suite 41	00		···			<u> </u>
Gr	eenbelt, Mar	ryland 2077(	<u> </u>		·			٠
	11-) 220-0100 e Number		State	(301 ) Fex Number	Zip Code 220-3738	· · · · · ·		
	er (if different fron	n Applicant above,	) ·					•
Name	•		Cor	ntect Person		·	<del></del> -	<del> , -</del> -
Street	! Address			<u></u>	<u></u>			· · · <del>- · · ·</del>
City		· ,	State	<del></del>	Zip Code	<del></del>	<del> </del>	<del></del>
Phone	e Number	<u> </u>		( ) Fex Number	<u>-</u>		<del></del> -	
nginee	er						·	
	arles P. John	nson & Assoc:	Lates	Les Pow	rell			
Neme 17	51 Elton Roa	ad	Cor	ritect Person .				
	t Address	* · · · · · · · · · · · · · · · · · · ·		<u> </u>	<del>"</del>	<u>-</u> -		
Si City	<u>lver Spring,</u>	MD 20903	State		Zip Code .	·		<del></del>
(30 Phon	1 ) 434-7000 e Number			(301) Fax Number	434-9394	·	<u></u>	
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	vereaux & Ass	30C •		Rodney	Williams			
Name 1./			_	ntecl Person				
	81 Chain Brid		ite 302		<del>-</del>	<del></del> -		<del></del>
MC City	Lean	VA	State 2	22101	Zip Code			
	3 ) 893-0102	<u> </u>			893-0106			<u> </u>
	e Number			Fex Number	7			
	ape Architect nd Design Inc	•	V.c	aria Tank				
Name		- •		vin Tank	ersiey			
	14 Prince Sty	<u>cet Suite</u>	400		·			
A1-	exandria	V	A 223	314-2815				
70.			State		Zip Code			
	e Number	74	<del></del>	(703 )	549-4984			
ttorne	· V					•		
•	· .		-					• •
Name			Co	ntact Person			· ·	
Street	f Address			<del></del>	<u>·:</u>		<del></del>	
			State		Zip Code	·		-
City				., ,	١			
<u>.                                    </u>	e Number							

#### Site Plan Review

#### Checklist

An application will not be accepted for processing	until all required
information and fees have been provided.	•

An info	appl imai	ication will not be accepted for processing until all required tion and fees have been provided.
1.	Cor	nplete application form
2.	Cop 3.2	by of proposed or approved Preliminary Plan and its opinion (59-D-1) and Certified Development Plan, if applicable
3.	Gov	vernment agency agreement or equivalent, (59-D-3.21), if applicable
4.	Exe 2.4/	cuted covenants for Optional Method Zoning Application (59-H-A), if applicable
5.	Ger	neral area Vicinity Map, at 1" = 2,000 (shown on Site Plan)
6.	Loc	al Vicinity Map, at 1" = 200', showing area within 1,000' of site
7.		by of approved Natural Resources Inventory/Forest Stand ineation
8.		wing titled "Site and Adjacent Area" (within approximately 200 feet), wing:
	a.	Topography at two-foot contour intervals, including landfills
	b.	All existing buildings and structures
	C.	Highways, streets, and private roads including center lines, pavement widths, grades, medium breaks, and curb cuts
1	d.	Master-planned ROWs and easements affecting the site
,	e.	Any natural features, e.g. rock outcroppings or scenic views not included in the NRI/FSD
9.	Pla foll	n of proposed development titled "Site Plan", at 1" = 30', showing the owing (unless waived by the Planning Director at time of application

9.	Plan of proposed development titled "Site Plan", at 1" = 30', showing the
	following (unless waived by the Planning Director at time of application
	as being unnecessary because of the limited scope of the proposal) and
	addressing all conditions of prior approvals:

- The location, height, ground coverage and use of all structures ..... a.
- For each residential building, the number and type of dwelling b. units, classified by the number of bedrooms, and the Gross Floor Area, if any, to be used for commercial purposes ......
- The Gross Floor Area of all non-residential buildings and the proposed use of each .....
- The location of all green areas, including recreational areas, d. natural feature preservation areas, community open space areas, and other open spaces .....
- Recreation facilities and computations in tabular form, including off-site facilities for which credit is sought ......
- f. Calculations of building coverage, impervious area, density, green area, parking spaces, and areas of land uses to show compliance with zone .....
- The location of all public schools, parks, and other community g. recreational facilities, indicating the location and use of all land to be dedicated to public use .....
- The location and dimensions of all roads, streets, driveways, parking facilities, loading spaces with dumpster locations, points of access to surrounding streets, easements, pedestrian walks, bike and sidewalk connections to off-site network proposed road sections for stream crossings including conveyance through section .....

No	Engineer/Suproves	M-NCPPC Staff
No. Copies	Engineer/Surveyor	WHICE C Stall
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# Site Plan Review

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	i.	A grading plan
	j.	The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures, if separate drawing
	<b>k.</b>	Data table showing proposed development data compared to requirements of zone, master plans, development plan, preliminary plan or supplementary plan, as applicable
	l	TDR calculations, if applicable
10.	locat pres	ndscaping Plan, so titled, showing all man-made features and the tion, height or caliper, and species of all plant material to be erved, transplanted, or planted; including R.O.W. plantings and off-plantings pursuant to Final Forest Conservation Plan
11.	drive	xterior Lighting Plan, so titled, including all parking areas, eways and pedestrian ways, and including the height, number, and of light fixtures, and a diagram of light distribution characteristics
12.	utiliti land deve the a	evelopment program stating the sequence in which all structures, lies, open spaces, vehicular and pedestrian circulation systems, scaping, forest conservation and recreational facilities are to be eloped; when any land is to be dedicated for public use; and when applicant will notify the Planning Board to request inspection for pliance with the approved site plan
13.		of adjacent and confronting property owners, presented in ormity with the Planning Board's noticing requirements
14.	Site	Plan Enforcement Agreement and HOA documents, if applicable
15,		ting feasibility study of MCPS sites to be dedicated, and fication of environmental acceptability
16.	6" di	l Forest Conservation Plan and Worksheet, including tree survey of ameter and greater trees within 25' either side of the limit of irbance
17,	Аррг	roved Stormwater Management Concept Plan, so titled, Or 1" = 30' pproved plan for off-site SWM), including MCDPS approval letter
18.		osed Storm Drainage Area, so titled, at 1" = 30', and computations,
19.		osed Sediment Control Plan, so titled, at 1" = 30', including tree
20.	struc	itectural schematic plans and elevations for buildings and stured parking, identifying height, general description, phasing and age, as required by staff

No. Copies	Engineer/Surveyor	M-NCPPC Staff
12	NA	
1,		
·		
15		
12	NA	
1 .	NA	
1	NA	
2	NA NA	
3	NA-	
3	NA	
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1		

### Site Plan Review

Checklist	No. Copies	Engineer/Surveyor	M-NCPPC Staff
POST-APPROVAL SUBMISSION			
The following items will not be submitted until after the site plan is approved, but should be submitted to the Development Review Division prior to the submission of the record plat application(s) in order to assure timely recordation of the final record plat.			
1. Site development and grading plan (signed)	3		
2. Landscape and lighting plan (signed)	3		
3. Architectural plans, including FAR calculations, if required	1		
4. Structure parking plans, if required	1		,
5. Phasing plan, where required	1		
6. Site Plan Enforcement Agreement (original signature)	1		
7. Development Plan	. 2		
8. Homeowner association documents (final draft)	1		
9. Copy of engineer's certificate for design of private streets, if required	1		_
10. Other agreements (origina) signature)	2		

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.

#### Engineer/Surveyor Signature

Signature	<del></del>			. Det	,	
			•			
Name (Type or	Print)	<del></del>		 	•	